

December 4, 2002

Public Notice for 401 Certification
Empire Self Storage Project(WDID No. 1B02108WNSO)
Sonoma County

On July 15, 2002, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Ms. Jane Valerius, Environmental Consulting, on behalf of Forestville LLC, requesting Federal Clean Water Act Section 401 Certification for the Empire Self-Storage Project in Sonoma County. The application was deemed complete on August 13, 2002. The proposed project causes disturbances to waters of the United States associated with seasonal wetland habitat in Guerneville Hydrologic Unit No.114.11.

The proposed project is located on the west side of Forestville Street, south of the intersection at Railroad Avenue at 6310 Forestville Street, Forestville, Sonoma County, California. The purpose of the project is to develop a self-storage facility on a 3.5 acre parcel.

The proposed project consists of the construction of eleven separate buildings, totaling 73,360 square feet, and includes a caretaker's residence and reception office at the entrance of the developed area. According to the application the project will impact approximately 0.07 acre of seasonal wetland habitat.

The total area of wetlands to be permanently filled is approximately 0.07 acre. A Wetland Mitigation and Monitoring Plan (July 11, 2002) has been prepared by Ms. Valerius to offset the impacts to wetlands.

Compensatory mitigation for this project will be performed by creating 0.074 acre of new seasonal wetland habitat on-site. The project applicant, Forestville LLC, will be responsible for all maintenance activities, including irrigation, weeding and trash removal. The created wetland area will be separated from the rest of the development by a retaining wall, so the area will be somewhat protected from human activities. Maintenance visits will be conducted in the spring in order to determine the level of effort needed to keep the wetland area in good condition. The project applicant will also be responsible for all monitoring activities, and has contracted with Ms. Valerius to perform the monitoring activities associated with this mitigation plan. Performance criterion for the mitigation area will be monitored and used to assess progress towards the specific mitigation goals and the overall objective of creating successful, functioning seasonal wetland habitat. Vegetation cover, soils and hydrology will be monitored for a three years and if performance criteria are achieved, monitoring will be discontinued. If after three years the performance criteria have not been met monitoring will be continued for another two years, or for a total of five years. Annual reports will be prepared by Ms. Valerius, and will include all maintenance activities performed, a summary of vegetation cover data, and notes on hydrology and soil characteristics. If criteria are not met within five years, additional mitigation measures may be implemented by the project applicant at the discretion of the Regional Water Board. The mitigation area will be protected from future development through the creation of a deed restriction.

The Sonoma County Planning Department has prepared a Mitigated Negative Declaration for the above-mentioned project, as the lead California Environmental Quality Act (CEQA) agency.

The nearest receiving water is Green Valley Creek in Guerneville Hydrologic Unit No.114.11.

According to the application the project is scheduled to begin in Fall 2002 and will take approximately 5 months to complete. Construction of the wetland mitigation area will be concurrent with the construction of the project. Staff is proposing to regulate this project pursuant to Section 401 of the Clean Water Act (33 USC 1341). In addition, staff will consider all comments received during a 21-day comment period that begins on the first date of issuance of this letter. If you have any questions or comments, please contact staff member Andrew Jensen at (707) 576-2683, or at jensa@rb1.swrcb.ca.gov within 21 days of the posting of this notice.

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